

003.0

0002

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

920,000 / 920,000

USE VALUE:

920,000 / 920,000

ASSESSED:

920,000 / 920,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 18-20 | | EGERTON RD, ARLINGTON |

| Legal Description | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|-----------|
| | | | | | | | 2632 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 09/01/17 |

OWNERSHIP

Unit #:

| | |
|------------------------------------|--|
| Owner 1: GRECO THOMAS R /TRUSTEE | |
| Owner 2: THOMAS GRECO REALTY TRUST | |
| Owner 3: | |

Street 1: 30 JERUSALEM ROAD

Street 2:

Twn/City: COHASSET

St/Prov: MA Cntry: Own Occ: N

Postal: 02025 Type:

PREVIOUS OWNER

Owner 1: GRECO THOMAS R & ROSETTE N -

Owner 2: -

Street 1: 30 JERUSALEM ROAD

Twn/City: COHASSET

St/Prov: MA Cntry:

Postal: 02025

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2516 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 4500 | | Sq. Ft. | Site | | 0 | 80. | 1.23 | 1 | | | | | | | | | 443,999 | | | | | | 444,000 | |

Total AC/HA: 0.10331

Total SF/SM: 4500

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 443,999

Spl Credit

Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

| | | | | | | | | | | | | | | | | | | |
|------------------------------------|----------------|-----------------|-----|---------------------------|---------------------------|------|-----|---|-------------------------|------------|---------|----------------------|------|-------|------------|------------|--------------|-------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | |
| Type: 13 | - Multi-Garden | | | Full Bath: 2 | Rating: Average | | | RE-CHK COND 2001. | | | | | | | | | | |
| Sty Ht: 2A | - 2 Sty +Attic | | | A Bath: | Rating: | | | | | | | | | | | | | |
| (Liv) Units: 2 | Total: 2 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | |
| Foundation: 2 | - Conc. Block | | | A 3QBth: | Rating: | | | | | | | | | | | | | |
| Frame: 1 | - Wood | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | |
| Prime Wall: 1 | - Wood Shingle | | | A HBth: | Rating: | | | | | | | | | | | | | |
| Sec Wall: | | | | OthrFix: | Rating: | | | | | | | | | | | | | |
| Roof Struct: 2 | - Hip | | | OTHER FEATURES | | | | | | | | | | | | | | |
| Roof Cover: 1 | - Asphalt Shgl | | | Kits: 2 | Rating: Average | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | |
| Color: BROWN | | | | A Kits: | Rating: | | | | | | | | | | | | | |
| View / Desir: | | | | Frl: | Rating: | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | |
| Grade: C | - Average | | | CONDOS INFORMATION | | | | | | | | | | | | | | |
| Year Blt: 1930 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | |
| Alt LUC: | | | | Total Units: | | | | | | | | | | | | | | |
| Jurisdict: | | | | Floor: | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AV | - Average | | | 31. | % | Exterior: | No Unit | RMS | BRS | FL | | | | |
| Prim Int Wal | 2 | - Plaster | | Functional: | | | | | % | Interior: | 1 | 6 | 2 | | | | | |
| Sec Int Wall: | | | | Economic: | | | | | % | Additions: | 1 | 5 | 2 | | | | | |
| Partition: T | - Typical | | | Special: | | | | | % | Kitchen: | | | | | | | | |
| Prim Floors: 3 | - Hardwood | | | Override: | | | | | % | Baths: | | | | | | | | |
| Sec Floors: | | | | Total: | 31 | | | % | | Plumbing: | | | | | | | | |
| Bsmnt Flr: 12 | - Concrete | | | | CALC SUMMARY | | | | | Electric: | | | | | | | | |
| Subfloor: | | | | | Basic \$ / SQ: 180.00 | | | | | Heating: | | | | | | | | |
| Bsmnt Gar: | | | | | Size Adj.: 1.06732905 | | | | | General: | | | | | | | | |
| Electric: 3 | - Typical | | | | Const Adj.: 0.98980200 | | | | | | | | | | | | | |
| Insulation: 2 | - Typical | | | | Adj \$ / SQ: 190.160 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | Other Features: 101500 | | | | | | | | | | | | | |
| Heat Fuel: 1 | - Oil | | | | Grade Factor: 1.00 | | | | | | | | | | | | | |
| Heat Type: 5 | - Steam | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | |
| # Heat Sys: 2 | | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | | Adj Total: 682430 | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | | Depreciation: 211553 | | | | | | | | | | | | | |
| | | | | | Depreciated Total: 470877 | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | | Model: | | | | Serial #: | | | | Year: | Color: | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | |
| PARCEL ID 003.0-0002-0026.0 | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1930 | | 21.25 | T | 40 | 104 | | | 5,100 | | |
| More: N | | | | Total Yard Items: | | | | 5,100 | Total Special Features: | | | | | | | | Total: | 5,100 |